Exhibit S

Charter School Facility For Sale

2045 West Northern Avenue, Phoenix, AZ 85201

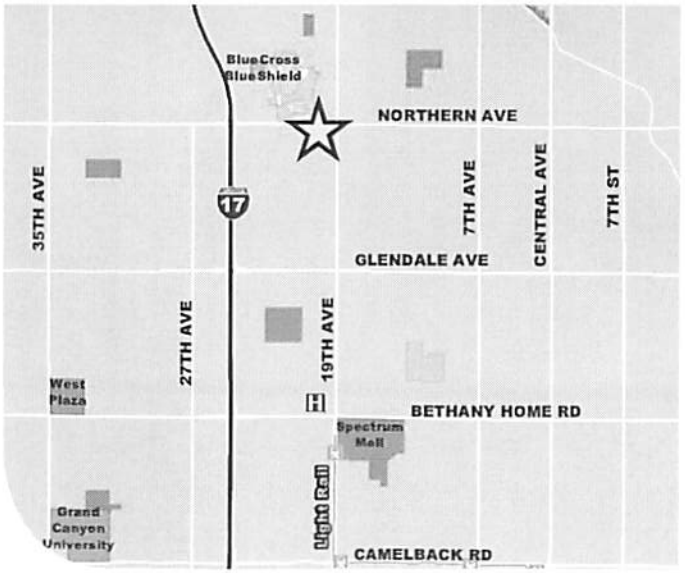
GRUBB & ELLIS.
From Insight to Results

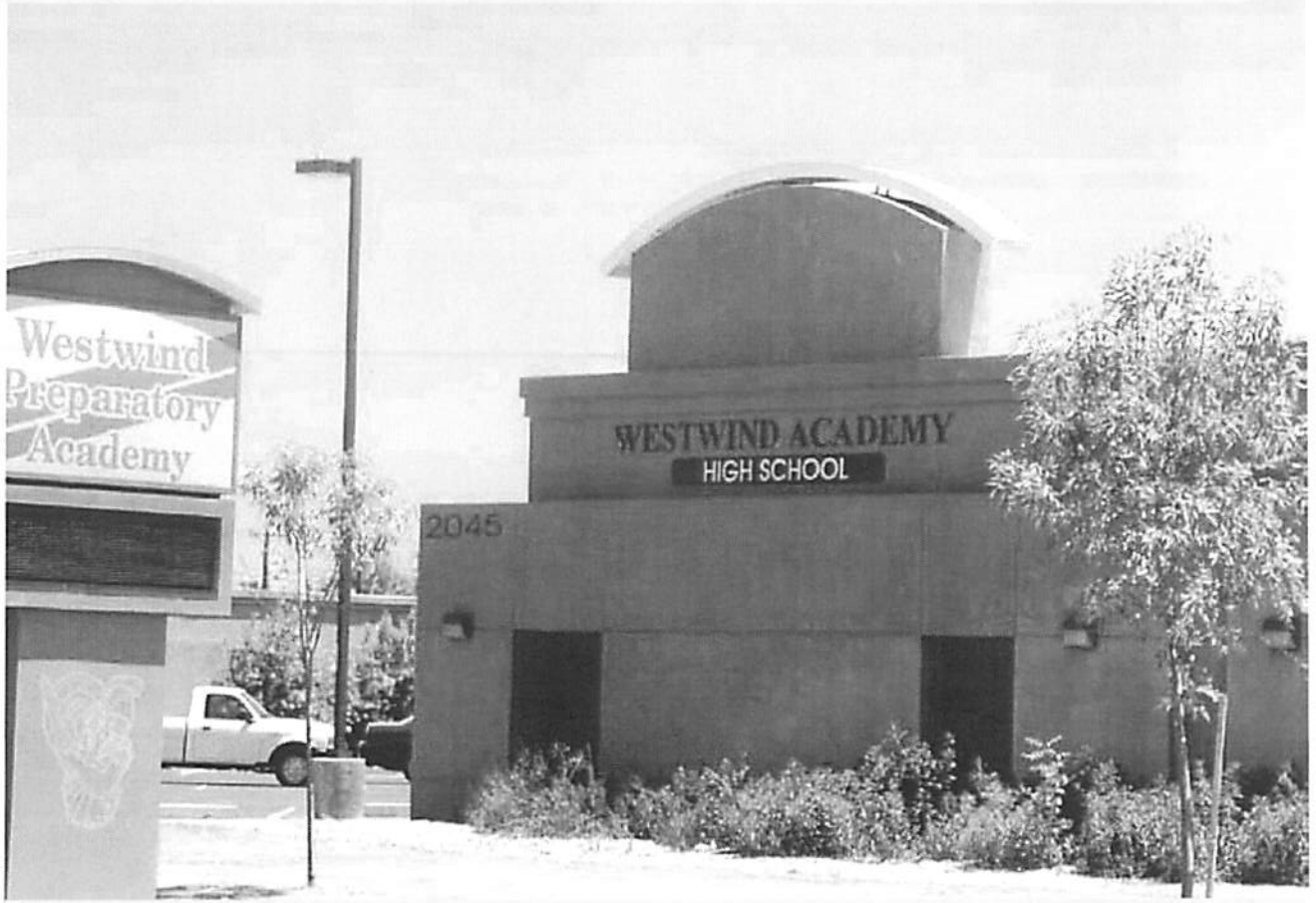
Office Services Group

Property Information

- 34,605 Net Rentable Area
- ±4.996 Acre Parcel of Land
- Northern Ave Frontage
- 10 Fenced Buildings with Entrance Gates
- Zoning: R-3, Multi Family Residential and C-1 Neighborhood Retail Commercial, City of Phoenix
- Great Redevelopment Opportunity

SALE PRICE: $4,300,000.00





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ESTIMATED 2011 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	19,185	160,805	394,033
MEDIAN HH INCOME	$45,155	$45,308	$48,176
AVERAGE HH INCOME	$63,105	$60,119	$63,034

2007 Traffic Counts

I-17	North	205,000	Vehicles Per Day
	South	200,000	Vehicles Per Day
NORTHERN AVENUE	East	27,000	Vehicles Per Day
	West	28,000	Vehicles Per Day
19TH AVENUE	North	30,000	Vehicles Per Day
	South	27,000	Vehicles Per Day

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- Of the ten buildings, two are dedicated to the Middle School, and comprise 5,360 square feet. They are new additions to the campus, built within the past ten years.
- On the east end of the campus, there is a business office (3,328 square feet) that had been converted from a single family home. Portions of the building are also being used as a training/weight room.
- The property also includes covered walkways, patios, a basketball court and a field in the southeast corner.
- Assessor's Parcel Numbers: 157-20-004 and 157-20-110
- Type of Construction: Concrete block, wood frame and modular buildings
- Parking – 86 spaces (2.42: 1,000 SF). An asphalt driveway runs from the northwest corner of the subject along the west property line extending southward and curving eastward to connect with the basketball sport court.
- Signage. The building currently has a monument sign that allows for modification of the message on the lighted message panel.
- Football, soccer fields to the west end of the property
- Adjacent to many options of multi-family housing for dorm requirements or extended-stay housing
- Within a block of the main artery (I-17) specifically within a block of the intersection of I-17 and Northern Ave on the South side of Northern
- Within a block of the future lightrail stop at Northern and 19th Ave.
- Directly across the street from LA Fitness planned to open on January 1, 2012 and Circle K, which opened in July 2011
- Within walking distance of the Dunkin Donuts, McDonalds, Subway, Walgreens, Albertsons, and numerous other retail services

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TO LEARN MORE, PLEASE CONTACT **Grubb & Ellis Company** | 3133 E. Camelback Road, Suite 100 | Phoenix, Arizona 85016 | Main 602.952.3800 | Fax 602.952.3801 | **www.grubb-ellis.com**